

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Last Name],

I am writing to you because I am interested in purchasing the property listed above. While I am not a real estate agent, I am a local investor looking for houses in your area that may need some attention or are currently sitting vacant.

I understand that managing a property from out of state can be stressful, especially if the home requires maintenance or if you are dealing with difficult tenants. My goal is to make the selling process as simple as possible for you.

If you choose to work with me:

- I buy properties in "as-is" condition (you don't need to make any repairs).
- I can pay in cash, which allows for a quick closing.
- There are no Realtor commissions or hidden fees.
- I can handle any remaining items or trash left in the house.

If you have any interest in selling, or if you would just like to know what a cash offer would look like, please give me a call or send me a text at **[Your Phone Number]**.

Thank you for your time, and I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name]

[Your Email Address]